

TAX ABATEMENT SUB-COMMITTEE IN CARE OF THE OFFICE OF THE ASSESSOR

City of Burlington, Vermont

City Hall, Room 17, 149 Church Street, Burlington, VT 05401

WEBSITE: www.burlingtonvt.gov/assessor

Voice (802) 865-7114 Fax (802) 865-7116

9/11/2013

Christine Bridges 111 Rivers Edge Dr. Burlington, VT 05408

RE:

The Committee of the Board of Tax Abatement will make the following recommendation to the full Board of Tax Abatement regarding your request for abatement of penalties, interest and / or taxes.

PARCEL ID:

024-1-159-111

LOCATION:

111 Rivers Edge Dr.

AMOUNT REQUESTED:

\$1200.72

AMOUNT RECOMMENDED FOR ABATEMENT: \$1200.72

COMMITTEE'S RECOMMENDATION: Abate the penalties and interest due to being manifestly

uniust.

MOTION MADE:

Mason made motion to grant abatement request. Hartnett 2nd the motion. The

motion was unanimous.

COMMITTEE'S REASONS: Committee felt it manifestly unjust to require penalties and interest not discovered at closing due to delinquency from 1995 and on a separate City list. Owner is willing to pay taxes.

Dear Christine Bridges,

The Board of Tax Abatement will make a final decision on your request for tax abatement on **Monday**, **October 7**, **2013**. The Board typically bases their decision on the committee's recommendation from the meetings held on September 4, 2013. You have the right to testify before the Board of Tax Abatement. The hearing will be held at **Contois Auditorium in Burlington City Hall**, during the City Council meeting.

The City Council meeting begins at 7:00 P.M.

If you are planning on attending this meeting, please contact Lori Olberg at 802-865-7136.

Sincerely,

Kenneth Nosek, Associate Assessor For the Tax Abatement Committee

TAX ABATEMENT REQUEST FORM

Please submit one form per property tax abatement request

Additional copies of this form can be found at www.burlingtonvt.gov/CT/PropertyTax/Abatement
Submit to: Attention: Lori, Burlington City Hall, 2nd Floor—Room 20, 149 Church Street, Burlington, VT 05401

Date of this Request: 8/28/13
Name, Property Owner on Grand List: Christine A. Bridges
Name, Applicant: Christine A. Boccas (Describe the relationship of applicant to listed owner if the applicant is not the listed owner)
New Owner, Purchase Date: 7-30-2004
Executor/Administrator of Estate:
Mailing Address: III Rivers Edge Drive
City, State, Zip code: Burlington VT 05101 8 5
Applicant's Email and Phone #: Christinehndges 1550 gmul. Com
Location of Property: 111 RIVER Folge Brive
Parcel ID Number (000-0-000-000): 024-1-159-111 or, Res. Condo
Account Number (PPP000000): business personal property (Can be found on the tax bill or property record card)
Dollar amount you are requesting abated: \$ 1195.06
Circle abatement type requested: taxes penalties interest pr to pay in 1995?
Briefly describe your abatement request. You may submit a letter wi when did mo Bridges
Know of The Palingue
Signature Christiste a. Budes Date 8/10/13
Space below is saved for Board notes: Date received:
AUC of 3013
CITY OF BURLINGTON, VERMONT
ASSESSORS OFFICE ASSESSORS OFFICE

111 River's Edge Drive Burlington, Vermont 05408 September 4, 2013

City of Burlington 149 Church Street Burlington, VT 05401 Board Members

I would like to thank the board members for their time and consideration regarding this complex issue and for assisting in bringing resolution. In July 2004 I purchased the property in question from Brenda Godfrey. A title search was done at that time and no delinquent taxes or penalties were brought to my or my attorney's attention from the City of Burlington. (See attached Settlement Statement) In 2008 I spoke to Jeff Herwood about an unrelated matter and shortly thereafter he informed me that Ms. Godfrey was delinquent in her taxes for one installment in 1995, and that as the current owner I was responsible for the taxes, penalties and interest. I had never received any official documentation from the City of Burlington stating this nor have I ever received any notice from the city. I was told that there was a process by which an appeal for the penalties and interest took place and Mr. Herwood offered to help me craft a letter. I was not informed about the proper procedure for requesting an appeal, and the matter was left unresolved. During this time I continued to pay my taxes, on time, and did not receive any notification of delinquency. I question if Ms. Godfrey had ever been informed officially by the city of her delinquency. She paid all of her taxes on time for 14 years and allegedly failed to pay one time. It seems likely that given the opportunity, Ms. Godfrey would have taken care of this matter.

Ward and Babb represented me at the time of purchase and did the title search. I contacted them regarding this matter and my attorney was able to get me the proper form I needed to appeal, but we were still operating partially in the dark, because we had not been informed about how far in advance the packet needed to be received by the assessors office in order to be reviewed for the meeting.

Again, thank you for your time and consideration.

Bridge

Best regards,

Christine Bridges

03-0328008

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4.[]VA	5. [] Conv. Ins.	
6. File Number	7. Loan i	Number
505	-04	•

Settlement Statement

8. Mortgage Ins. Case No. This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked ("POC") were paid outside the closing: they are shown here for information

purposes and are not included in the totals.

D. Name of Borrower: Christine A. Bridges, 25 Pine Grove Street, Woodstock, NY 12498

E. Name of Seller: Brenda H. Godfrey, 111 Rivers Edge Drive, Burlington, VT 05401 TIN:

F. Name of Lender:

C. Note:

G. Property Location: 111 Rivers Edge Drive, Burlington, VT 05401

H. Settlement Agent: Ward, Kenney & Babb (802) 863-0307

Place of Settlement: 3069 Williston Road, South Burlington, VT 05403

I. Settlement Date: 7/30/2004 Proration Date: 7/30/2004

	J. Summary of Borrower's Transaction			K. Summary of Seller's Transaction			
100	Gross amount due from borrower		400.	Gross amount due to seller			
101	Confract sales price	152 000 00	401	Contract sales price			
102	Personal property		402	P415048: 010061.	akila silipan tida sila kungsisah kuloku Lipo Kilo pilaka pilan tengan di ducak na a dipanggapaja		
103.	Settlement charges to borrower (line 1400)	7,023.00	403	**Companies and a second of the second of th	innesentational innesia interestingui ment dia projumpu e familie 2000 (non-12 consiste etilise Liberari		
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120.	Gross amount due from borrower:	159,140,21	420.	Gross amount due to seller			
200.	Amounts paid by or in behalf of the borrower;		500.	Reduction in amount due to selier			
201.	Deposit or earnest money	3 000 00	501	Excess deposit (see instructions			
202.	Principal amount of new loan(s)		502	Settlement charges to select the 1400			
203.	Existing loan(s) taken subject to		503	Existing loan(s) taken subject to			
204.	No. of the Control of		504	Payoff of first mortgage loan			
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220.	Total paid by/for borrower:	3.181.61	520	Total reduction in amount due seller	111,983.08		
300	Cash at settlement from/to borrower:		600.	Cash at settlement to/from seller:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
301.	Gross amount due from borrower (line 120)	159 140 21	601.	Gross amount due to seller (line 420)	152,007.21		
302.	Less amount paid by/for borrower (line 220)	Personal last control de la co	602.	Less total reduction in amount due seller(line 520)	111,983.08		
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02.	Conscioning and at authorized \$4 ECA AA	Settlement	Settlement
704.	Commission paid at settlement \$4,560.00	4,560.00	
100.	Items payable in connection with loan		
OCCUPATION OF THE OWNER.			
301	Loan origination fee		
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803.	Appraisal fee		
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806.	Lender's inspection fee		Estambas compressor systematics description of the compressor of t
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809.	Flood Certification Fee		
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900.	Items required by lender to be paid in advance		
901	Interest from		
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1000.	Reserves deposited with lender		
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1100.	Title charges		
1101	Settlement or closing fee		
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1103	Title examination		kanggapagan) samannaran makalan kasa — saman kara-iri o teren bunyu yawa pe
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1110.	Owner's coverage		
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1113	Title Insurance Commission		
1200.	Government recording and transfer charges		
1201.	Recording fees: Deed \$21.00 Release \$7.00	21.00	7.00
1202.	City/county tax/stamps:		entillanden (Anthologis Visibility) filmanika analah (antologis para analah (antologis para analah analah anal
1203.	State tax/stamps:		
1204.			
1205.	Transfer Tax to Vermont Department of Taxes		
1206.			
300.	Additional settlement charges		
301.	Survey		

111 River's Edge Drive Burlington, Vermont 05408 August 10, 2013

City of Burlington 149 Church Street Burlington, VT 05401 To Whom it may concern:

Hello, my name is Christine Bridges. In July of 2004 I purchased the above property from Brenda Godfrey. A title search was done at that time and there were no delinquent taxes or penalties brought to my or my attorney's attention from the city of Burlington. In 2008 I spoke to Jeff Herwood about an unrelated matter and shortly thereafter he informed me about the delinquent taxes that Ms. Godfrey had failed to pay in 1995. He told me that an abatement was possible and that he would help me craft a letter. Mr. Herwood never followed through with that assistance. I never received notification from the city of Burlington or from Mr. Herwood concerning these delinquent taxes. I never received anything official in the mail. I spoke with Mr. Herwood on a few other occasions and there was never any follow through on his part concerning the abatement process. I wonder if Ms. Godfrey had ever been informed officially as well, since she always paid her taxes on time for almost 15 years and likely would have resolved this matter herself. I too have never been late paying my taxes since I acquired the property in 2004.

I hope that this matter can be resolved soon.

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Best regards,

Christine Bridges

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BURLINGTON VERMONT 05401

302 - 365 - 7000

This is the only bill you will receive. Please forward to new owner if property is sold.

Location: 111 RIVERS EDGE DR TIT

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BURLIN ON CLERK

From: To: christine bridges

Cathy Colt

Subject:

Re: FW: 111 Rivers Edge Drive/Christine Bridges

Date: Friday, August 02, 2013 9:31:10 AM

Thanks Cathy. I'll send that to you as soon as I get it.

Christine

On Fri, Aug 2, 2013 at 9:08 AM, Cathy Colt < ccolt@wardandbabb.com > wrote:

Christine-

See the email from Jeff Herwood below.

I printed off the form. Jeff indicated that you should state that you are willing to pay the base amount of 545.68 if they abate the penalties and interest.

I will be sending this by mail with a stamped, self-addressed envelope so you can. Please review, describe you abatement request in the space provided and sign and date the form. Please return the signed document to me and I will submit it with a copy of the tax bill and property record card. The request will most likely not be reviewed until early September.

If you have any questions, please let me know.

Thanks

Cathy

Cathy (Catherine) M. Colt

Real Estate Paralegal

Ward & Babb

3069 Williston Road

South Burlington, VT 05403

Phone: (802) 863-0307/Fax: (802) 863-4587

ccolt@wardandbabb.com

www.wardandbabb.com

IRS CIRCULAR 230 DISCLAIMER: In order to ensure compliance with the requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any matters addressed herein.

CONFIDENTIALITY NOTICE: This electronic email transmission may contain attorney/client privilege and confidential information intended only for the individual or entity named above. Any dissemination, use, distribution, copying or disclosure of this communication by any other person or entity is strictly prohibited.
Should you receive this transmission in error, please notify the sender at ccolt@wardandbabb.com.
From: Jeffrey A. Herwood [mailto:jherwood@burlingtonvt.gov] Sent: Tuesday, July 30, 2013 12:40 PM To: Cathy Colt
Subject: RE: 111 Rivers Edge Drive/Christine Bridges
Good afternoon,
The base amount is 545.68. You should write a letter to the Board of Abatement and request the P&I be abated and that you are willing to pay the tax. The abatement request form is on the COB web page, here:
http://www.burlingtonvt.gov/uploadedFiles/BurlingtonVTgov/Departments/Clerk- Treasurers_Office/Property_Taxes/TAX%20ABATEMENT%20FORM%202012_City%20of%20Burlington,%20VT.pdf
We are scheduling a meeting early September.
Jeff
From: Cathy Colt [mailto:ccolt@wardandbabb.com] Sent: Tuesday, July 30, 2013 12:16 PM To: Jeffrey A. Herwood Cc: christinebridges155@gmail.com Subject: 111 Rivers Edge Drive/Christine Bridges

Jeff-

In the process of updating the title to this property, we found that there were past due taxes in the amount of \$1,740.94. What we are trying to determine is the base amount that was delinquent *prior to* the penalty and interest.

We would like to come to a resolution of this issue? What is the City's position on this?

Please respond as soon as possible.

Best, Cathy

Cathy (Catherine) M. Colt

Real Estate Paralegal

Ward & Babb

3069 Williston Road

South Burlington, VT 05403

Phone: (802) 863-0307/Fax: (802) 863-4587

ccolt@wardandbabb.com

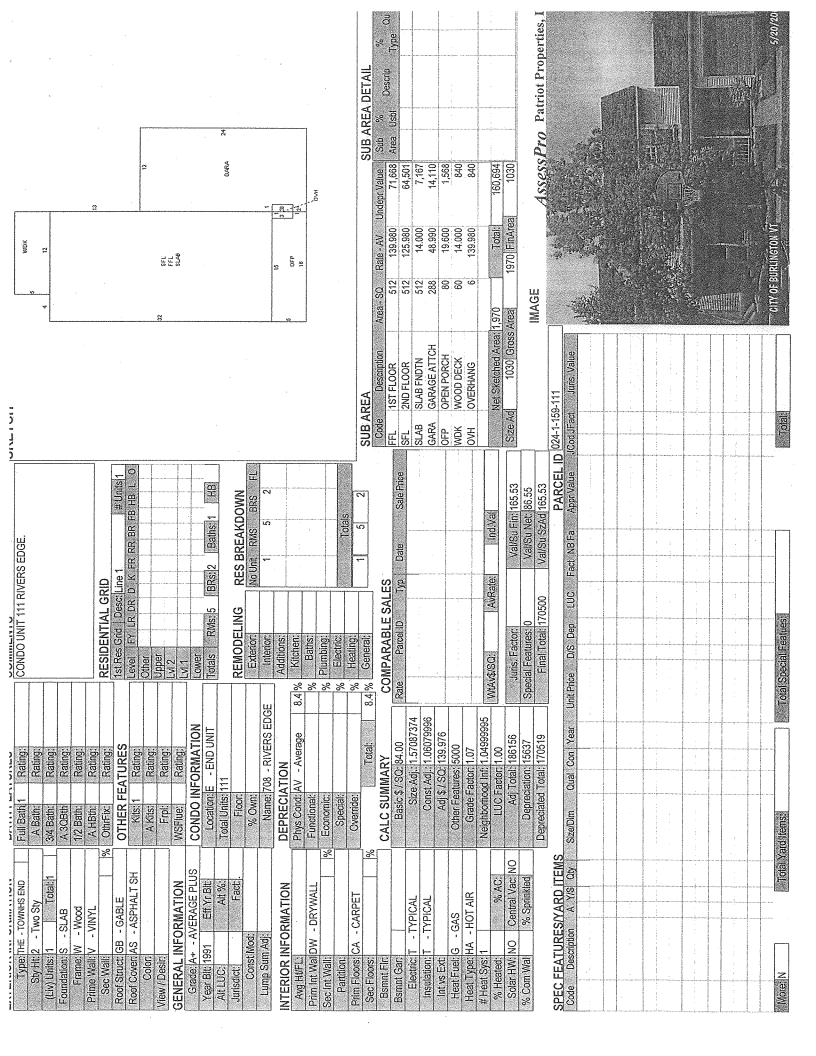
www.wardandbabb.com

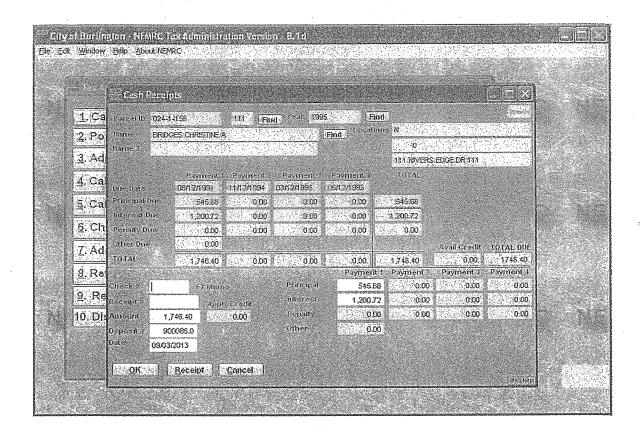
IRS CIRCULAR 230 DISCLAIMER: In order to ensure compliance with the requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any matters addressed herein.

CONFIDENTIALITY NOTICE: This electronic email transmission may contain attorney/client privilege and confidential information intended only for the individual or entity named above. Any dissemination, use, distribution, copying or disclosure of this communication by any other person or entity is strictly prohibited.

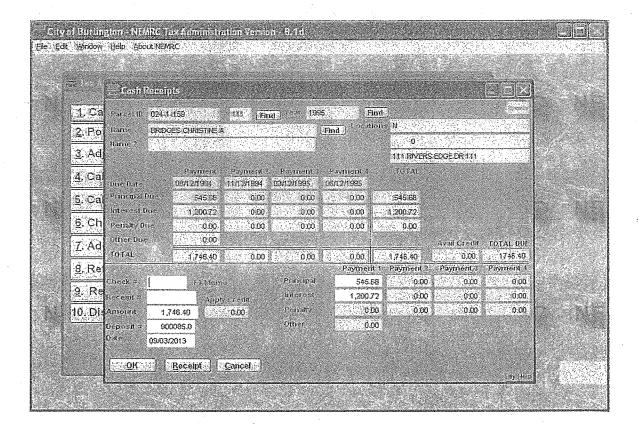
Should you receive this transmission in error, please notify the sender at ccolt@wardandbabb.com.

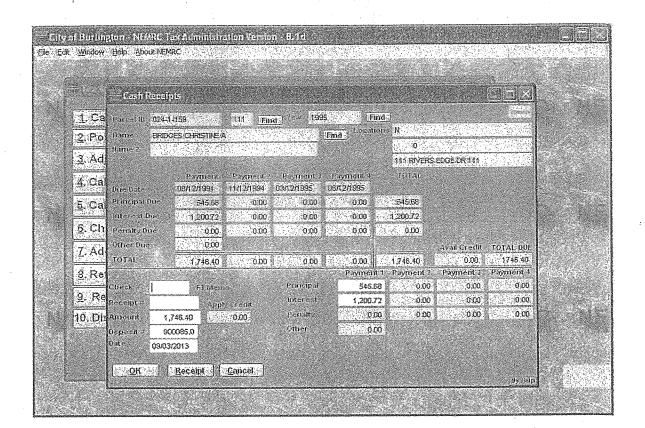
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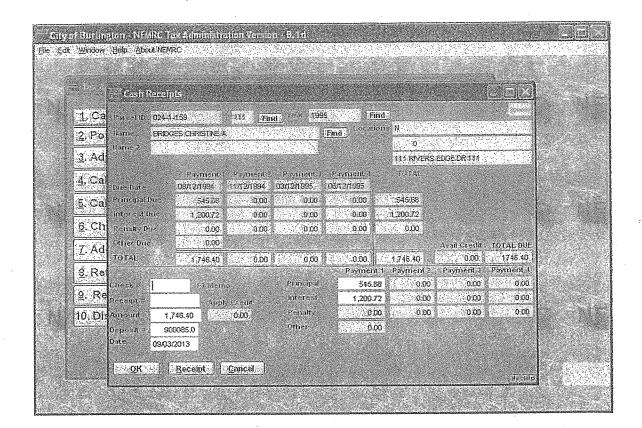


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